

4 September 2026

[REDACTED]
Principal Planning Officer
Development Management and Compliance
Planning, Economy and Culture
Wokingham Borough Council
Shute End
Wokingham, Berkshire
RG40 1BN

Your Ref: Planning Portal ref: PP-15204018

Our Ref: DES-W003-LPA001

Dear [REDACTED]

Re: Application for Approval of Reserved Matters pursuant to Outline Planning Permission 250735 comprising the erection of 70 dwellings and associated infrastructure. Details of scale, layout, landscaping and appearance to be considered

In connection with the above Reserved Matters planning application please find below a list of drawings and document which have been uploaded to the Planning Portal which are itemized below. Please note that due to restrictions with the Planning Portal, we were unable to upload the BNG Metric in excel so will send this under separate cover.

Layout Plans:

- Enclosures Plan - DES-W003-106 - Rev 0
- Facade Materials Plan - DES-W003-110 - Rev 0
- Fire Appliance Access Plan - DES-W003-114 - Rev 0
- Garden Depth Plan - DES-W003-113 - Rev 0
- Highways Visibility Plan - DES-W003-119 - Rev 0
- Housing Mix Plan - DES-W003-103 - Rev 0
- Housing Typologies Plan - DES-W003-104 - Rev 0
- Indicative Utilities Plan - DES-W003-120 - Rev 0
- Open Space Plan - DES-W003-112 - Rev 0
- Parking Plan - DES-W003-108 - Rev 0
- Refuse Plan - DES-W003-109 - Rev 0
- Roof Materials Plan - DES-W003-111 - Rev 0
- S106 Affordable Housing Locations Plan - DES-W003-116 - Rev 0
- S106 Estate Roads Specification Plan - DES-W003-115 - Rev 0
- Site Layout Plan - DES-W003-101 - Rev 0
- Site Location Plan - DES-W003-100 - Rev 0
- Storey Heights Plan - DES-W003-105 - Rev 0
- Surface Materials Plan - DES-W003-107 - Rev 0
- Tenure Plan - DES-W003-102 - Rev 0

House Types:

- Arun House Type - DES-W003-212 - Rev 0
- Chelmer House Type - DES-W003-213 - Rev 0

- Chelmer House Type - DES-W003-214 - Rev 0
- Chelmer House Type - DES-W003-215 - Rev 0
- Cherwell House Type - DES-W003-222 - Rev 0
- Cherwell House Type - DES-W003-223 - Rev 0
- Cherwell House Type - DES-W003-224 - Rev 0
- Garage and Carports - DES-W003-225 - Rev 0
- Garage and Carports - DES-W003-226 - Rev 0
- Garage and Carports - DES-W003-227 - Rev 0
- Hazel House Type - DES-W003-202 - Rev 0
- Hazel House Type - DES-W003-203 - Rev 0
- Laurel House Type - DES-W003-204 - Rev 0
- Laurel House Type - DES-W003-205 - Rev 0
- Loddon House Type - DES-W003-209 - Rev 0
- Maple House Type - DES-W003-206 - Rev 0
- Sherbourne House Type - DES-W003-216 - Rev 0
- Sherbourne House Type - DES-W003-217 - Rev 0
- Sherbourne House Type - DES-W003-218 - Rev 0
- Sherbourne House Type - DES-W003-219 - Rev 0
- Stour House Type - DES-W003-220 - Rev 0
- Stour House Type - DES-W003-221 - Rev 0
- Sycamore House Type - DES-W003-200 - Rev 0
- Sycamore House Type - DES-W003-201 - Rev 0
- Trent House Type - DES-W003-210 - Rev 0
- Trent House Type - DES-W003-211 - Rev 0
- Willow House Type - DES-W003-207 - Rev 0
- Willow House Type - DES-W003-208 - Rev 0

Street Scenes:

- Street Scene (Sheet 1) - DES-W003-300 - Rev 0
- Street Scene (Sheet 2) - DES-W003-301 - Rev 0
- Street Scene (Sheet 3) - DES-W003-302 - Rev 0

Landscape Plans:

- Landscape Masterplan - DES-W003-520 - Rev 0
- Landscape Strategy - DES-W003-521 - Rev 0

Drainage Plans:

- Exceedance Plan - BR31444-JNP-92-XX-DR-C-2002 - Rev P02
- Proposed Drainage Strategy - BR31444-JNP-92-XX-DR-C-2001 - Rev P03
- Proposed Impermeable Areas - BR31444-JNP-92-XX-DR-C-2003 - Rev P02

Lighting

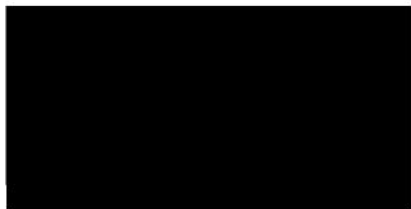
- Street Lighting Layout - WLC1468-1300-001 - Rev R0

Reports:

- Accessible and Affordable Housing Statement - DES-W003-403 - Rev 0
- Acoustics Assessment - 30416-ENV-0401 - Rev -
- Arboricultural Implications Report - SJA air 26031-01a - Aug 26
- BNG RM Report – 010926
- BNG RM Metric – 010926 (to follow under separate cover due to PlanninG Portal restrictions with macros)
- Design and Access Statement - DES-W003-DAS-400 - Rev 0
- Discharge of Condition 8 for RM - BR31444-JNP-XX-XX-RP-C-1100 - Rev P02
- Energy Statement - OP-G495 - Rev ES1
- Lighting Design Considerations Reserved Matters - WLC1468-DCR-001 - Rev R0
- Lighting Area Calculations - WLC1468-LC-AC-001 - Rev R0
- Pattern Book - DES-W003-401 - Rev 0
- Planning Statement - DES-W003-402 - Rev 0

We trust that the above meets the council's requirements which will allow the application to be validated, however, should you require any further assistance then please be in touch.

Yours sincerely



Scott Cromack
Design Manager

DD: 01462 410710